131.0	0003	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,055,800 /	1,055,800
					USE VALUE:	1,055,800 /	1,055,800
					ASSESSED:	1,055,800 /	1,055,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		NORFOLK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SWAIN C GARDNER
Owner 2:	SWAIN MARGERITE STAY
Owner 3:	
Street 1:	545 LAFAYETTE AVE
Street 2:	
Twn/City:	BUFFALO
St/Prov:	NY Cntry: Own Occ: N
Postal:	14222 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,427 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1909, having primarily Clapboard Exterior and 2559 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7427.000	477,300		578,500	1,055,800
Total Card	0.171	477,300		578,500	1,055,800
Total Parcel	0.171	477,300		578,500	1,055,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 412.52 | /Parcel: 412.5

Legal Description

User Acct

84526

GIS Ref

GIS Ref

Insp Date

10/14/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 131.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	477,000	0	7,427.	578,500	1,055,500	1,055,500	Year End Roll	12/18/2019
2019	101	FV	375,200	0	7,427.	610,700	985,900	985,900	Year End Roll	1/3/2019
2018	101	FV	374,100	1100	7,427.	450,000	825,200	825,200	Year End Roll	12/20/2017
2017	101	FV	377,400	1100	7,427.	430,700	809,200	809,200	Year End Roll	1/3/2017
2016	101	FV	377,400	1100	7,427.	398,500	777,000	777,000	Year End	1/4/2016
2015	101	FV	357,100	1100	7,427.	334,300	692,500	692,500	Year End Roll	12/11/2014
2014	101	FV	357,100	1100	7,427.	326,500	684,700	684,700	Year End Roll	12/16/2013
2013	101	FV	357,100	1100	7,427.	311,100	669,300	669,300		12/13/2012

!10262!

PRINT

Date	Time
12/11/20	00:35:26

LAST REV

Date	Time
11/07/19	17:02:58
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10262

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	7361-532		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	84526
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	Inspected	BS	Barbara S
8/30/2017	MEAS&NOTICE	HS	Hanne S
11/14/2008	Meas/Inspect	336	PATRIOT
11/2/1999	Meas/Inspect	243	PATRIOT
8/4/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7427		Sq. Ft.	Site		0	90.	0.87	10									578,526						578,500	

Total AC/HA: 0.17050 | Total SF/SM: 7427 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 578,526 | Spl Credit | Total: 578,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	9 - Stone	50	%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1909	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	3	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.10258615
Const Adj.:	1.03998995
Adj $ / SQ:	149.068
Other Features:	106550
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	648552
Depreciation:	171218
Depreciated Total:	477335

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	1

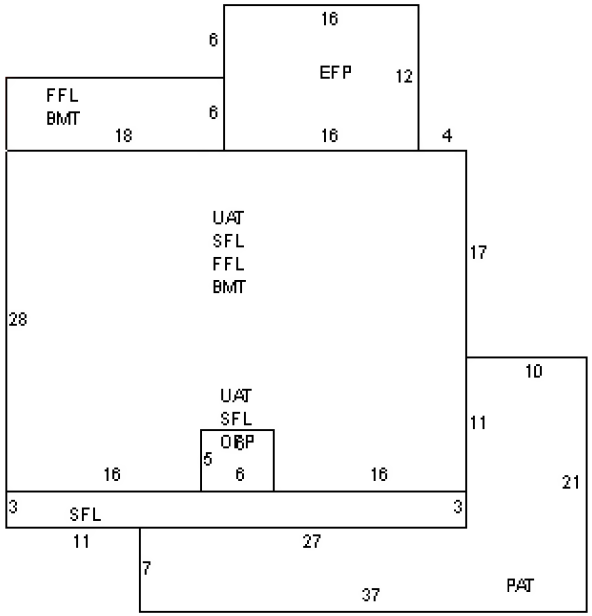
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,178	149.070	175,602
BMT	Basement	1,142	44.720	51,071
FFL	First Floor	1,142	149.070	170,236
PAT	Patio	399	3.320	1,324
UAT	Upper Attic	266	81.090	21,571
EFP	Enclos Porch	192	43.060	8,268
OFP	Open Porch	30	45.760	1,373
	Net Sketched Area:	4,349	Total:	429,445
Size Ad	2320	Gross Are	5147	FinArea 2559

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	90	F	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	180.37
Special Features:	0	Val/Su Net:	109.75
Final Total:	477300	Val/Su SzAd	205.73

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

131.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	